PLANNING COMMISSION REPORT



MEETING DATE: February 11, 2004 ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT Cave Creek Road Adjacent to Mirabel Village 15 & 16 - 13-AB-2003

REQUEST Request to consider the following:

1. Abandon excess roadway easements along Cave Creek Road between the 96th Street and 100th Street alignments that are currently located in Tract E and Tract F of Mirabel villages 15 and 16.

Related Policies, References:

32-ZN-1995, 2-PP-2002, 3-PP-2002,

3-MP-1998

OWNER Terrabrook Mirabel LLC

480-675-8777

APPLICANT CONTACT Gary Stocker

Site Consultants Inc 480-894-2820

LOCATION South Side of Cave Creek Road -

between the 96th Street & 100th Street

Alignments

ABANDONMENT AREA CANE CREEK RO.

MRABEL
VILLAGE 18

General Location Map

N.T.S.

BACKGROUND

Background.

The subject roadway easement abandonment being requested is portions the excess right of way that exists below the southern boundary of Cave Creek Road. This roadway easement was dedicated and recorded in 1961 and 1969. In 1993 Cave Creek Road was dedicated a county highway for right of way purposes.

Cave Creek Road is classified as a major collector, and a 45-foot half width right of way was required and dedicated to the City in 2002 with the subdivision plat of Villages 15, and 16 of the Mirabel Subdivision.

Zoning.

The site is zoned Single Family Residential, Environmental Sensitive Lands (R1-43 ESL) which allows for single-family residential development.

Context.

This subdivision is located east of Lone Mountain Parkway, south of the Desert Mountain master planned community. The surrounding property is zoned residential.

APPLICANT'S

Goal/Purpose of Request.

PROPOSAL

This request is to abandon the excess public street roadway easement located south of the revised Cave Creek Road right of way alignment. The area to be abandoned is that portion that meanders within a private tract along the northern property boundary of the Mirabel Subdivision. (See attachment #6)

This application does not require the dedication or reduction of right of way

within the required Cave Creek Road alignment.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request.

Community involvement.

Surrounding property owners within 300 feet have been notified. Other than general inquiries, there have been no comments.

OPTIONS AND STAFF RECOMMENDATION

Staff recommends approval.

RESPONSIBLE

Planning and Development Services Department

DEPT(S)

STAFF CONTACT(S) Greg Williams
Senior Planner

Senior Planner 480-312-4205

E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY

Greg Williams

Senior Planner

Kurt Jones

Interim Current Planning Director

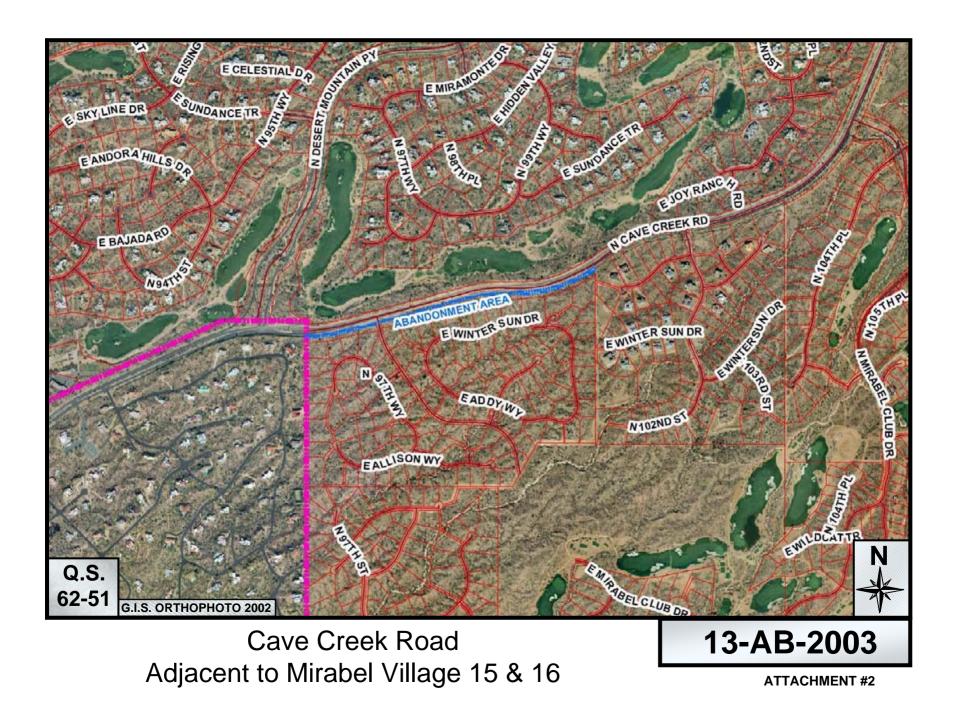
ATTACHMENTS

- 1. Departmental Checklist
- 2. Context Aerial
- 3. Detail Aerial
- 4. Area Trails Plan
- 5. City Notification Map
- 6. Abandonment Area

CASE 13-AB-2003

Department Issues Checklist

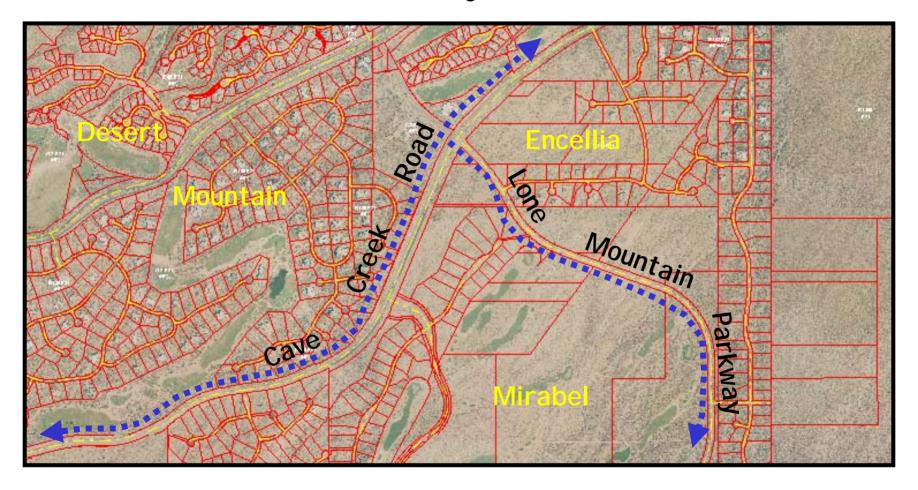
<u>Transportation</u>
Support – The City Transportation Department has no additional requirements.
Cave Creek Road has been improved as per requirements, and standards of the approved
Master Circulation Plan. The portion of Roadway easement being released is located
within Tract E and F is owned and maintained by the Homeowners Association.
Trails
Support – The City Trails Department has no requirements for this property in accordance with the City's Trails Master Plan.
accordance with the City's Trans Waster Fran.
Adjacent Property Owner Notification
Support – There have been no questions from the public regarding this case at the
time of preparing this checklist.
Public Utilities
Support – Letters of consent to the abandonment are on file from affected utilities
Emergency/Municipal Services
Support – Emergency and Service vehicle access will not be affected by the
abandonment of the excess roadway easement.
Water/Sewer Services
Support – Water and Sewer Services are within the Cave Creek Road Alignment
and are not effected by this proposed abandonment.





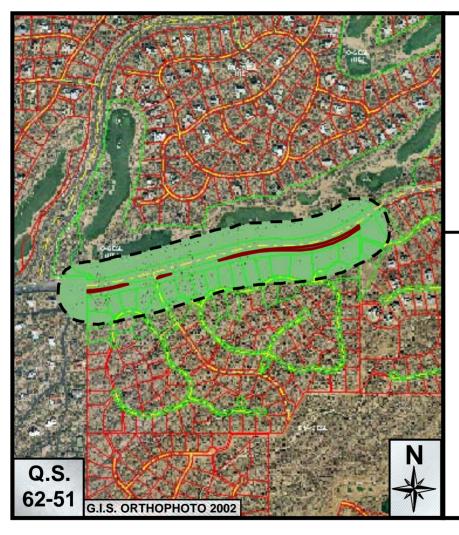


Planned Trails in the area of Lone Mountain Parkway & Cave Creek Road





City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 300-feet

Additional Notifications:

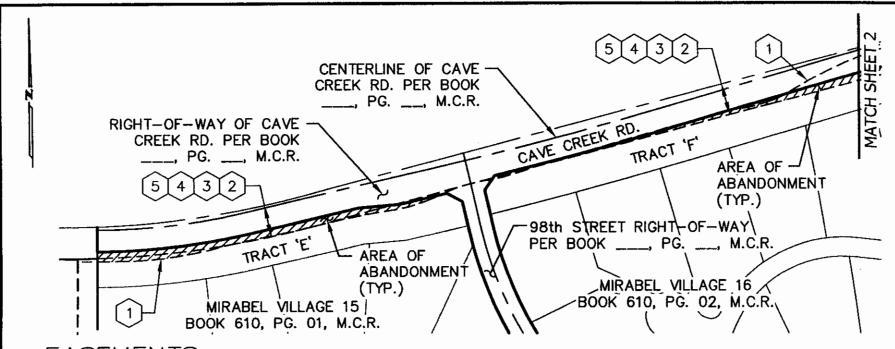
- Town of Carefree
- Interested Parties List
- Coalition of Pinnacle Peak
- Cresta Norte
- Desert Mountain Master Association
- Mirabel Community Association

Cave Creek Road

13-AB-2003

ATTACHMENT #5

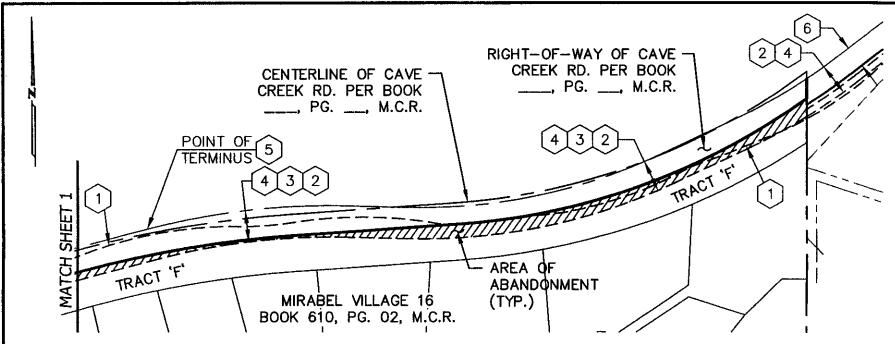
Adjacent to Mirabel Village 15 & 16



- EASEMENTS
- 1) APPROXIMATE SOUTH LINE OF EASEMENT FOR ROADWAY PER DKT. 3538, PG. 497 (1961)
- 2 ALIGNMENT OF CAVE CREEK ROAD PER BOOK 95 OF MAPS, PG. 45-48 & REVISED PER AFFIDAVIT DKT. 3956, PG. 236 (1961)
- 3 66' WIDE EASEMENT FOR HIGHWAY PURPOSES PER DKT. 7637, PG. 584 (1969)
- A DESIGNATED COUNTY ROADWAY PLAT PER BOOK 18, PG. 72, BASED ON THE PROPOSED ALIGNMENT FOR CAVE CREEK CAMP CREEK RD. DESCRIBED IN BOOK 95 OF MAPS, PG. 45-48 (1969)
- 5) 66' WIDE DESIGNATED COUNTY HIGHWAY PER BOOK 364, PG. 1 & INST. #93-139352 (1993)
- 6 45' WIDE RIGHT OF WAY PER THE PLAT OF THE ESTATES AT CAVE CREEK, BOOK 509, PG. 22 (1999)

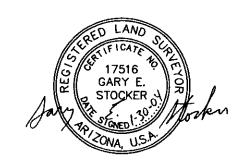


Site Consultants, Inc. 113 S. Rockford Drive, Tempe Arizona 85281 Tele: 480-894-2820 Fax: 480-894-2847 SCI #1360 SCALE: 1" = 200' SHEET 1 OF 3 DATE: 1-30-2004 DWG: 1360-CCRD-EXH-A



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DATE: 1-30-2004 DWG: 1360-CCRD-EXH-A

